

**TO THE OWNERS OF THE WITHIN
DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES**

**NOTICE
OF SHERIFF'S SALE**

By virtue of a certified copy of a **Default Judgment Entry** to me directed from the Clerk of Superior Court of Miami County, Indiana, in Cause No. 52D01-1101-MF-00006, wherein First Farmers Bank & Trust was Plaintiff, and John R. Hilbert, also known as John Hilbert, Beneficial Indiana, Inc., doing business as Beneficial Mortgage Co., Arrow Financial Services, LLC, and Hometown Federal Credit Union were Defendants, requiring me to make the sum as provided for in said Default Judgment Entry with interest and cost, I will expose at public sale to the highest bidder on the 15th day of Nov 2011 beginning the hour of 10 a.M., at 1104 West 200 North, City of Peru, County of Miami, State of Indiana, the fee simple of the whole body of Real Estate in Miami County, Indiana, to wit:

A fractional part of the Southeast Quarter (1/4) of Section Fourteen (14), Township Twenty-six (26) North, Range Three (3) East, Pipe Creek Township, Miami County, Indiana, more fully described as follows:

COMMENCING at a Section Monument, being a Mag Plug found marking the Southeast corner of the Southeast Quarter of Section Fourteen, said Mag Plug lying in County Road 500 South and marking the Southeast corner of an existing 28.141 acre tract; thence South 90° 00' 00" West, 616.46 feet along the South line of said Southeast Quarter, being the South line of said existing tract and along said County Road to a P.K. Nail w/I.D. Washer Set, being the PLACE OF BEGINNING, said Nail being referenced by a 3/4 inch Pipe w/I.D. Cap Set North 20° 45' 57" West, 42.63 feet; thence South 90° 00' 00" West, 251.56 feet along said South line of said Southeast Quarter, being the South line of said existing tract and along said County Road to a P.K. Nail w/I.D. Washer Set, said Nail being referenced by a 3/4 inch pipe w/I.D. Cap Set North 04° 55' 08" East, 29.13 feet; thence North 04° 55' 08" East, 322.54 feet to a 3/4 inch Pipe w/I.D. Cap Set; thence North 90° 00' 00" East, 102.05 feet to a 3/4 inch Pipe w/I.D. Cap Set; thence South 20° 45' 57" East, 343.68 feet to the PLACE OF BEGINNING.

CONTAINING 1.304 acres, more or less, being subject to all legal easements and to all public highway right-of-ways.

THE ABOVE DESCRIBED REAL ESTATE IS TOGETHER WITH AN EXISTING EASEMENT FOR INGRESS AND EGRESS, SAID EASEMENT, BEING MORE FULLY DESCRIBED AS FOLLOWS:

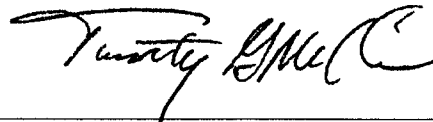
COMMENCING at the Southwest corner of the above described 1.304 acre tract; thence South 90° 00' 00" West, 148.89 feet along the South line of said Southeast Quarter and along County Road 500 South to the PLACE OF BEGINNING of a new twenty-five (25) foot wide easement, said point lying on the East line of a previously described thirty (30) foot wide easement; thence South 90° 00' 00" West, 30.24 feet to the West line of said previously described thirty (30) foot wide easement; thence North 07° 11' 45" West, 64.65 feet along said West line of said thirty (30) foot wide easement; thence North 80° 38' 03" East, 198.16 feet to the West line of the above described 1.304 acre tract; thence South 04° 55' 08" West, 25.80 feet along said West line; thence South 80° 38' 03" West,

162.72 feet to the East line of said previously described thirty (30) foot wide easement;
thence South 07° 11' 45" East, 44.56 feet along said East line to the PLACE OF
BEGINNING.

Commonly known as 4188 W 500 S, Peru IN

together with rents, issues, income, and profits thereof. Said sale will be made without relief
from valuation or appraisement laws.

Stephen L. Wilson
Plaintiff's Attorney
123 N. Jefferson, P.O. Box 690
Converse IN 46919
Tel: 765-395-3316



Timothy G. Miller
Sheriff of Miami County

Date

/ / / / /
Sheriff's File Number

Pipe Creek
Township

4188 W 500 S
Peru IN
Common Address